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C-002	Civil Section	10/10/13
C-003	Civil Details	10/10/13
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A-010	SITE PLAN	12/17/13
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**PROPOSED 318 BEACON STREET
RESIDENCES**

12-17-2013 SUBMISSION

CLIENT
Beacon Street Partners LLC

ARCHITECT
KHALSA DESIGN INC.
17 IVALOO STREET, SUITE 400
SOMERVILLE, MA 02143
T:(617)-591-8682

LANDSCAPE ARCHITECTS
Blair Hines Design Associates, LLC
318 Harvard Street suite 25
Brookline, MA 02446
T: 617-735-1180
F: 617-608-5025

CIVIL ENGINEER
Design Consultants Inc,
120 Middlesex Avenue
Somerville, MA 02145
T: 617-776-3350



PROJECT NAME

**BEACON
RESIDENCES**

PROJECT ADDRESS

318 BEACON STREET
SOMERVILLE MA

CLIENT

**Beacon Street
Partners LLC**

ARCHITECT

KHALSA DESIGN INC.



17 IVALOO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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OF PROSECUTION UNDER LAW

REGISTRATION



Project number 13020
Date 12-17-13
Drawn by MT
Checked by KDI
Scale

REVISIONS

No.	Description	Date

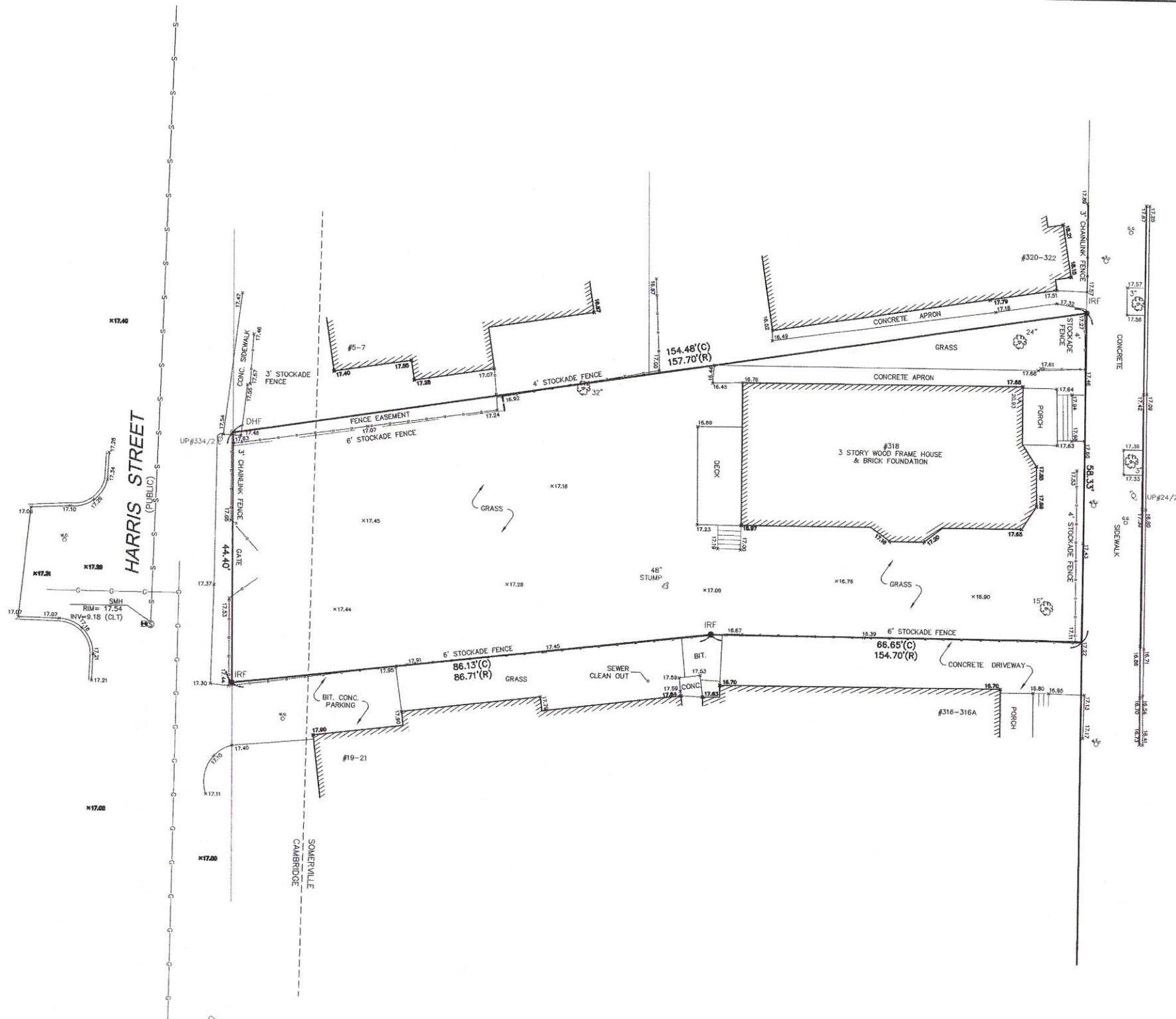
Title Sheet

A-000

BEACON RESIDENCES

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- LEGEND**
- HAND HOLE
 - UTILITY POLE
 - GUY POLE
 - HYDRANT
 - WATER SHUT OFF
 - WATER GATE
 - MONITORING WELL
 - CATCH BASIN (CB)
 - DRAIN MANHOLE (DMH)
 - SEWER MANHOLE (SMH)
 - ELECTRIC MANHOLE
 - UNKNOWN MANHOLE
 - TELEPHONE MANHOLE
 - PARKING COUNT
 - HANDICAPPED PARKING
 - GAS GATE
 - GAS METER
 - CONIFEROUS TREE
 - DECIDUOUS TREE
 - BOLLARD
 - FIRE ALARM BOX
 - SIGN
 - POST & RAIL FENCE
 - CHAIN LINK FENCE
 - SEWER LINE
 - GAS LINE
 - WATER LINE
 - TELEPHONE LINE
 - OVERHEAD WIRES
 - ELECTRIC LINE
 - DRAIN LINE
 - TERMINUS UNKNOWN
 - VGC VERTICAL GRANITE CURB
 - FGC FLUSH GRANITE CURB
 - SGC SLOPED GRANITE CURB
 - VCC VERTICAL CONCRETE CURB
 - BB BITUMINOUS BERM
 - WCB CONCRETE BLOCK WALL
 - CRW CONCRETE RETAINING WALL
 - CLF CHAIN LINK FENCE
 - FPR POST & RAIL FENCE
 - MGR METAL GUARD RAIL
 - BIT BITUMINOUS
 - CONC CONCRETE
 - RCP REINFORCED CONCRETE PIPE
 - CI CAST IRON PIPE
 - VC VITRIFIED CLAY PIPE
 - I INVERT
 - WL WATER LEVEL
 - (BC) BOTTOM CENTER
 - NPV NO PIPES VISIBLE
 - FFE FINISHED FLOOR ELEVATION
 - + 22.67 SPOT GRADE



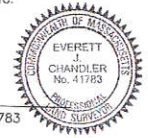
NOTES

LOCATION OF UTILITIES SHOWN HEREON ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY, PLANS OF RECORD, INFORMATION FURNISHED BY THE RESPECTIVE UTILITY COMPANIES, AND OTHER AVAILABLE SOURCES IN POSSESSION OF DESIGN CONSULTANTS INC. AS OF THIS DATE. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME WITHIN THE PREMISES SURVEYED, CALL DIGSAFE BEFORE EXCAVATION.

ELEVATIONS DEPICTED HEREON ARE ON CITY OF SOMERVILLE SEWER BASE DATUM. ABUTTERS INFORMATION WAS TAKEN FROM SUFFOLK COUNTY REGISTRY OF DEEDS INFORMATION ON NOVEMBER 27, 2012.

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS FOR DESIGN PURPOSES, AND IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON SEPTEMBER 12, 2013 BY DESIGN CONSULTANTS, INC.

P.L.S. *Everett J. Chandler*
 EVERETT J. CHANDLER, P.L.S. MASS. REGISTRATION NO. 41783
 DATE 12/19/13



LOCUS TITLE INFORMATION

318 BEACON STREET
 OWNER: GREENWOOD MANAGEMENT
 DEED REFERENCE: BK. 24990 PG. 470
 PLAN REFERENCE: BK. X PG. X
 ASSESSORS: PARCEL ID 13452048

EXISTING CONDITIONS PLAN
 318 BEACON STREET

PLAN OF LAND IN
 SOMERVILLE, MASSACHUSETTS
 SURVEYED FOR
 GFC DEVELOPMENT, INC.

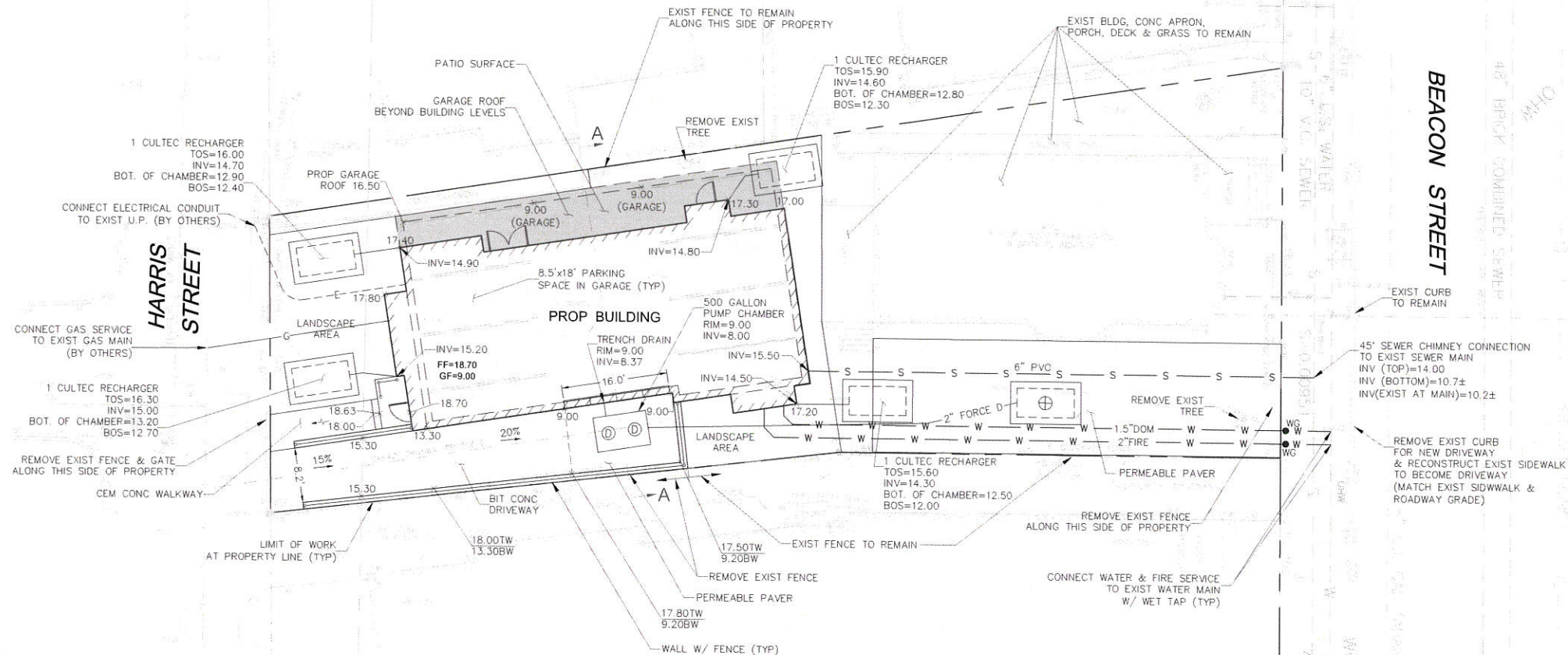
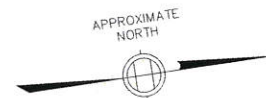
PROJECT NO.
 2013-108
 DATE: DEC. 19, 2009
 SHEET NO.
 1 OF 1

Design Consultants, Inc.
 Consulting Engineers and Surveyors
 120 MIDDLESEX AVENUE
 SOMERVILLE, MA 02145
 617-778-3350
 68 PLEASANT STREET
 NEWBURYPORT, MA 01950
 978-358-7173

SCALE:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				
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FIELD: LG/JM
 CALCS: TNC
 CHECKED: EJC
 APPROVED: EJC

P:\2013 Projects\2013-xxx 318 Beacon Street Somerville\Draw\SURVEYING\2013-108 318 BEACON-EX.dwg



GENERAL NOTES

1. ALL WORK PERFORMED AS PART OF THIS PROJECT SHALL CONFORM TO THE CITY OF SOMERVILLE, DEPT. OF PUBLIC WORKS AND ANY OTHER AGENCY WITH AUTHORITY IN THIS AREA.
2. CONTRACTOR TO MAINTAIN WORK AREA IN A CLEAN CONDITION. NO CONSTRUCTION DEBRIS SHALL BE ALLOWED TO ACCUMULATE WITHIN THE WORKSITE AND NO DIRT, GRAVEL, ETC. SHALL BE ALLOWED TO ACCUMULATE ON THE PUBLIC RIGHT-OF-WAY.
3. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

UTILITY & DRAINAGE NOTES

1. THE LOCATION OF AND SIZE OF BURIED UTILITIES ARE THE RESULT OF SURFACE EVIDENCE AS LOCATED BY FIELD SURVEY BY DESIGN CONSULTANTS INC., PLANS OF RECORD & PLANS FROM RESPECTIVE UTILITY COMPANIES.
2. THIS PLAN DOES NOT NECESSARILY DEPICT THE EXACT LOCATION AND SIZE OF ALL UTILITIES WHICH MAY EXIST AT THIS TIME INSIDE OR OUTSIDE OF EXISTING OR PROPOSED BUILDINGS, ON THE SUBJECT PROPERTY, WITHIN THE STREET ROW, OR ON ADJUTING LOTS.
3. THE CITY OF SOMERVILLE MUNICIPAL UTILITIES (WATER, SEWER, & DRAIN) ARE NOT PART OF DIG-SAFE. CONTACT THE CITY OF SOMERVILLE FOR THE MARKING OF SOMERVILLE MUNICIPAL UTILITIES. CONTACT DIG-SAFE AT 1-888-344-7233 OR 1-800-322-4844 AT LEAST 72 HOURS PRIOR TO EXCAVATION.
4. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE AND EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
5. ALL UTILITIES SHOWN ON THIS SITE ARE TO THE EXTERIOR OF THE BUILDING FOUNDATION ONLY. UTILITIES THROUGH THE FOUNDATION AND INSIDE THE BUILDING ARE THE RESPONSIBILITY OF THE MECHANICAL ENGINEER. SEE MECHANICAL ENGINEERING PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND RECORDING THE EXACT LOCATION OF ALL PROPOSED UTILITY CONNECTIONS.
7. THE CONTRACTOR SHALL SUPPLY ALL PIPING FOR THE UTILITY SERVICES AND SHALL SUPPLY ALL ASSOCIATED APPURTENANCES, FITTING AND VALVES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL PERFORM ALL WET AND DRY TAPS AS PART OF HIS/HER CONTRACT.
8. CITY OF SOMERVILLE RESERVES THE RIGHT TO INSPECT ALL FACILITIES DISCHARGING TO THE CITY OF SOMERVILLE DRAIN AND/OR SEWER SYSTEMS.
9. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE EXISTING UTILITY SHALL BE INVESTIGATED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION AND/OR ANY DISCREPANCIES WITH THE PLAN SHALL REPORT TO THE ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT.
10. TRENCH AREAS FOR THE CONSTRUCTION OF THE UNDERGROUND UTILITIES ARE TO BE REPATCHED WITH SAME MATERIAL AT THE SAME DEPTH AS THE EXISTING MATERIAL. THE AREAS OF TRENCHING SHALL BE NEATLY SAW-CUT AND THE NEW REPATCHING MATERIAL SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE CITY OF SOMERVILLE MUNICIPAL STANDARDS.
11. DURING EXCAVATION AND CONSTRUCTION OF PIPES AND STRUCTURES, TRENCHES MUST BE ADEQUATELY BRACED AND PROTECTED AGAINST CAVE-IN.
12. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. ALL TRENCHES SHALL BE BACKFILLED AT THE END OF THE WORK DAY OR COVERED WITH STEEL PLATES PER 520 OMR 14.00 EXCAVATION AND TRENCH SAFETY. IF STEEL PLATES ARE USED, THE TOTAL LENGTH OF PLATES IN THE TRAVELED WAY SHALL LIMITED TO 50 FEET.

PIPE MATERIALS:

WATER MAIN: 8 INCH DUCTILE IRON CEMENT LINED (DICT) CLASS 52
DOMESTIC WATER SERVICE: 1.5 INCH COPPER TYPE K
FIRE SERVICE: 2 INCH INCH COPPER TYPE K
ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE (5) FEET OF COVER
SEWER: 6 INCH PVC SERVICE (MINIMUM SLOPE= 0.020)
ASTM D3034-SDR 35
ROOF DRAIN: 6 INCH PVC ASTM D3034-SDR 35
MINIMUM SLOPE= 0.020
MINIMUM COVER= 2'

PERMIT SET

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P:\2013 PROJECTS\2013-108 318 BEACON ST SOMERVILLE\DWG\ENGINEERING\2013-108 SITE PLAN & DETAILS.DWG

Design Consultants, Inc.
Consulting Engineers and Surveyors

120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350

68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1"= 10'
VERT: 1"= 10'

NO. DATE BY REVISIONS

DESIGN: SBS
DRAFTING: SSW
CHECKED: DG
APPROVED: SBS

PRELIMINARY SITE PLAN

318 BEACON STREET

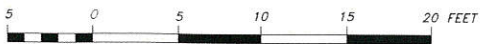
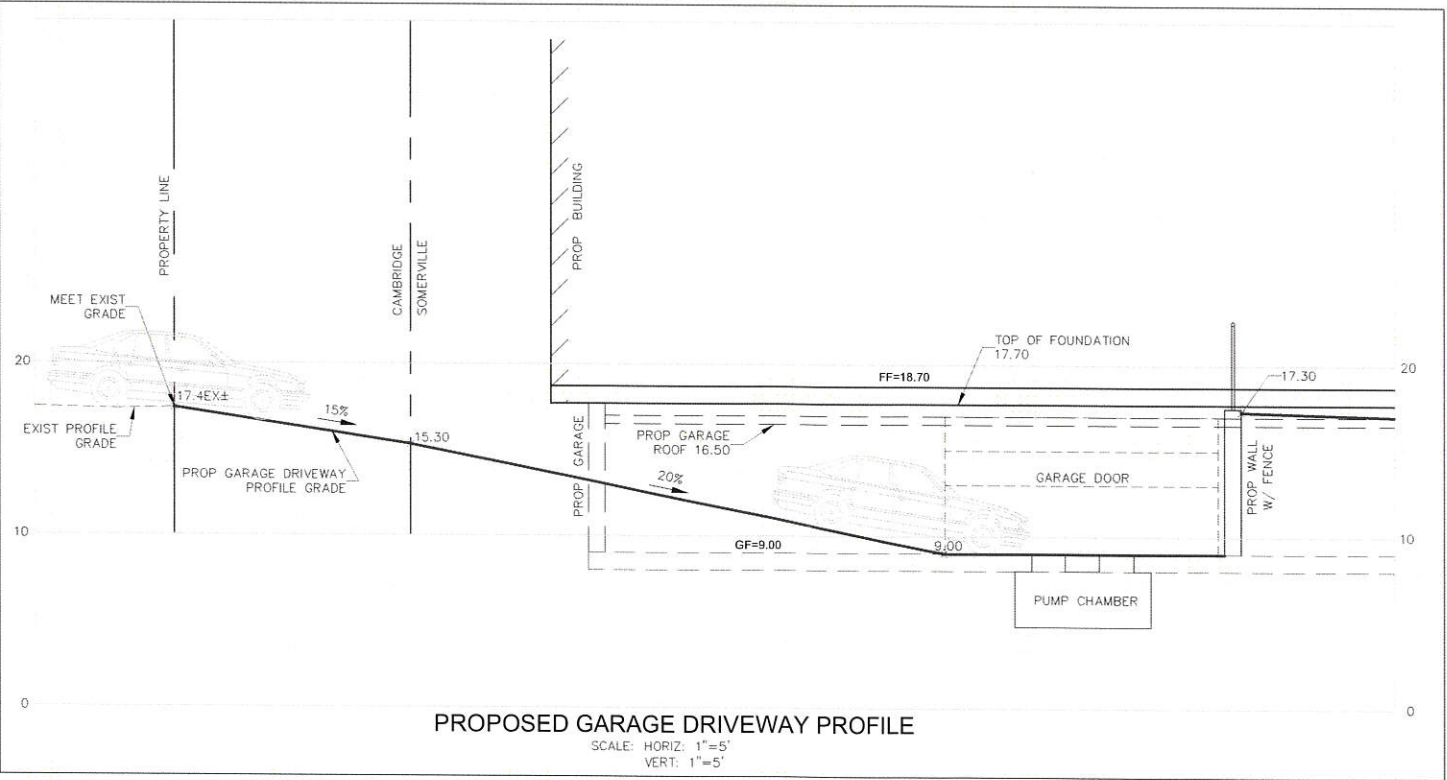
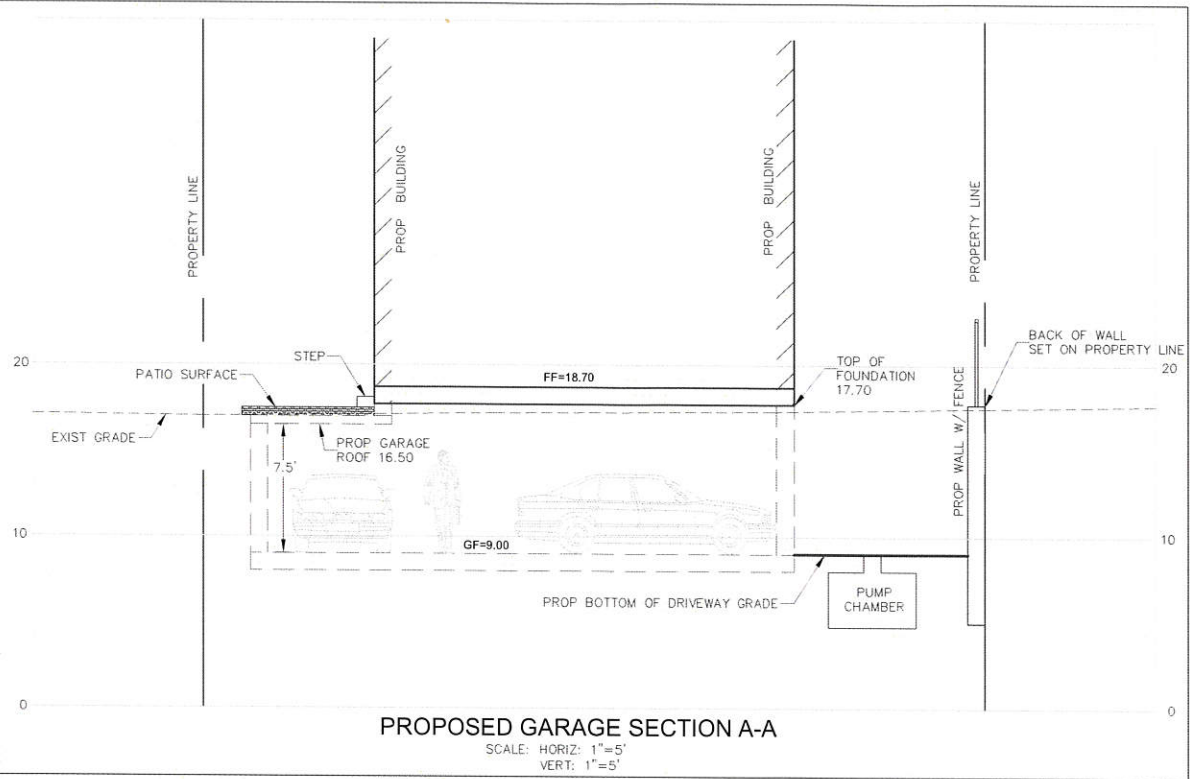
PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS

PREPARED FOR
GFC DEVELOPMENT, INC.

PROJECT NO.
2013-108

DATE: OCT. 10, 2013

SHEET NO.
1 OF 3

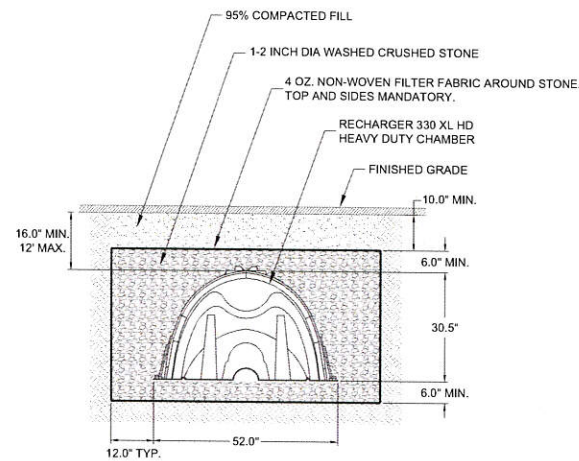
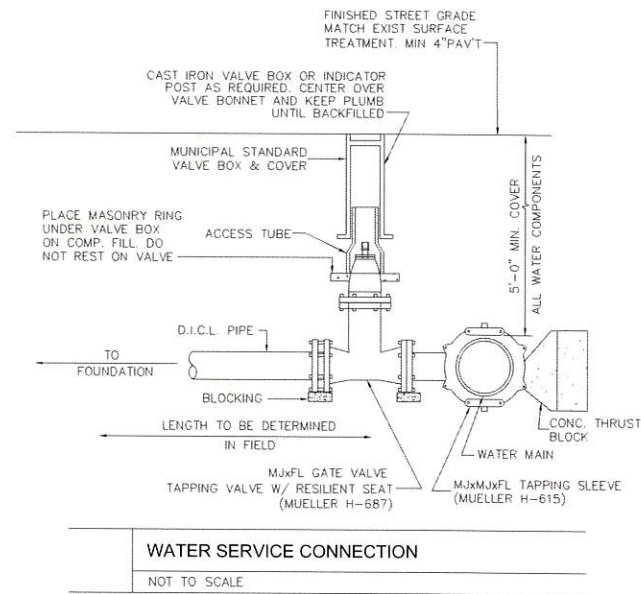


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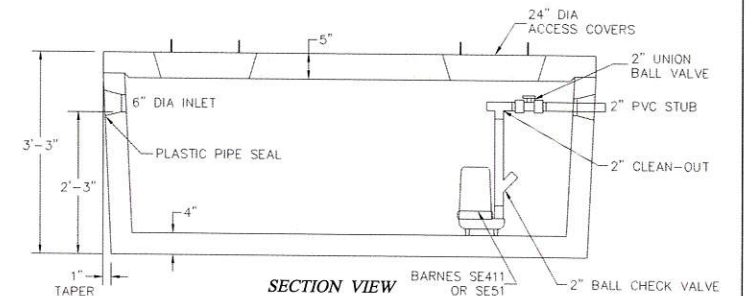
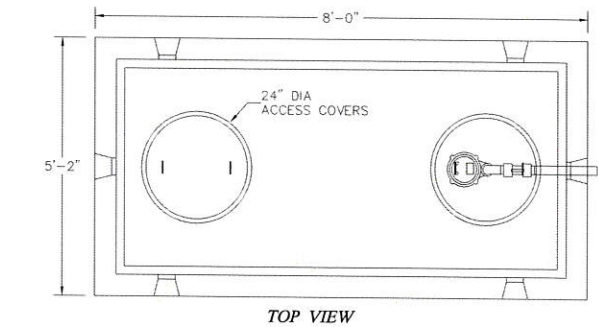
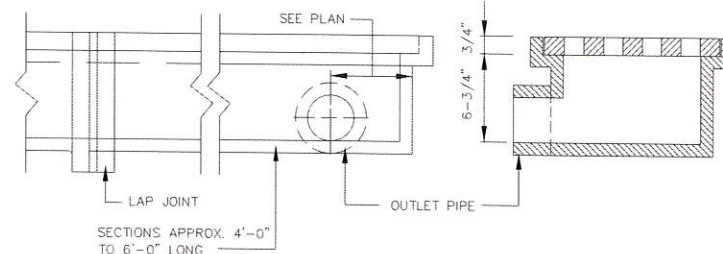
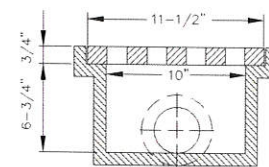
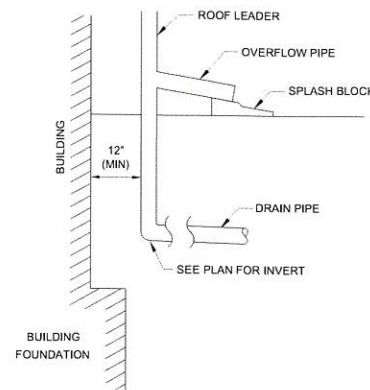
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P:\2013 PROJECTS\2013-108 318 BEACON ST SOMERVILLE\DWG\ENGINEERING\2013-108 SITE PLAN & DETAILS.DWG

<div>Design Consultants, Inc. Consulting Engineers and Surveyors</div> <div>120 MIDDLESEX AVENUE SOMERVILLE, MA 02145 617-776-3350</div> <div>68 PLEASANT STREET NEWBURYPORT, MA 01950 978-358-7173</div>	SCALE:		DESIGN: <u>SBS</u>		PROFILE & SECTION	PLAN OF LAND IN SOMERVILLE, MASSACHUSETTS PREPARED FOR GFC DEVELOPMENT, INC.	PROJECT NO. 2013-108
	HORIZ: 1"= 5'		DRAFTING: <u>SSW</u>				DATE: <u>OCT. 10, 2013</u>
	VERT: 1"= 5'		CHECKED: <u>DG</u>				SHEET NO.
			APPROVED: <u>SBS</u>				2 OF 3
	NO.	DATE	BY	REVISIONS		318 BEACON STREET	



GENERAL NOTES
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT. REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC
ALL RECHARGER 330XL HD HEAVY DUTY UNITS ARE MARKED WITH A COLOR STRIPE FORMED INTO THE PART ALONG THE LENGTH OF THE CHAMBER.
ALL RECHARGER 330XL HD CHAMBERS MUST BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.



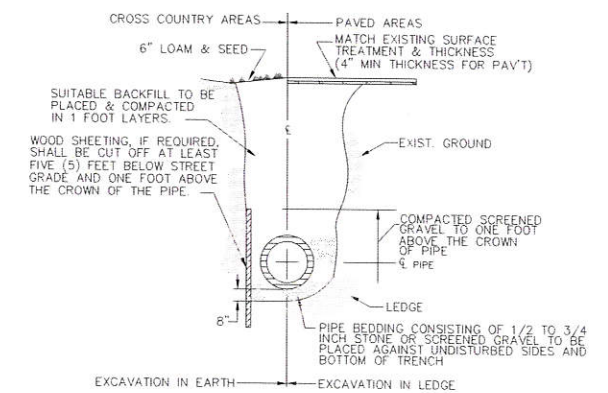
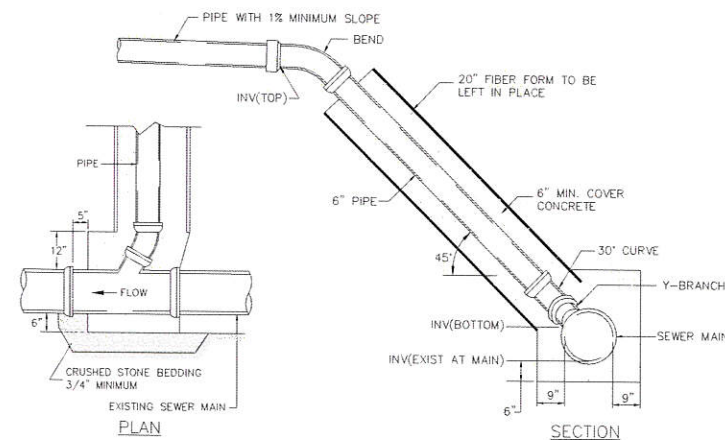
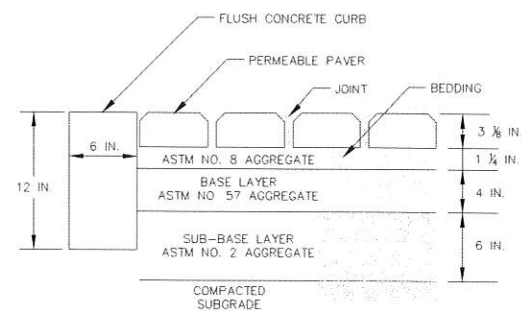
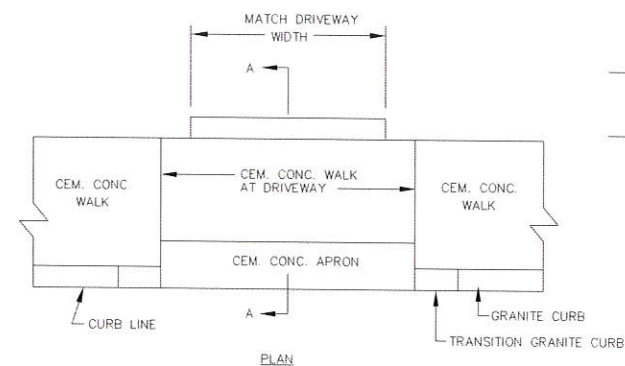
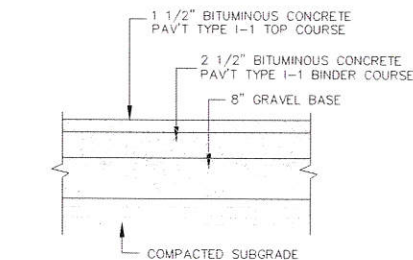
NOTES:

1. CONCRETE: 4,000 PSI MINIMUM AFTER 28 DAYS.
2. DESIGN CONFORMS WITH DEP TITLE 5 REGS. 310 CMR, SECTION 15.226.
3. ALL REINFORCEMENT PER ASTM C1227-93.
4. JOINT SEALED WITH BUTYLE RESIN.
5. DESIGNED FOR H-20 LOADING.
6. PUMPS AND PIPE INSTALLED IN CHAMBER.

ITEM NO.	TK-500PC	STANDARD	6.928#	WEIGHT
	TK-500PCH	H-20	6.928#	

500 GALLON PUMP CHAMBER MONOLITHIC

NOT TO SCALE



PERMIT SET

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P:\2013 PROJECTS\2013-108 318 BEACON ST SOMERVILLE\DWG\ENGINEERING\2013-108 SITE PLAN & DETAILS.DWG

Design Consultants, Inc.
Consulting Engineers and Surveyors
120 MIDDLESEX AVENUE
SOMERVILLE, MA 02145
617-776-3350
68 PLEASANT STREET
NEWBURYPORT, MA 01950
978-358-7173

SCALE:
HORIZ: 1" = 10'
VERT: _____

NO.	DATE	BY	REVISIONS

DESIGN: SBS
DRAFTING: SSW
CHECKED: DG
APPROVED: SBS

DETAIL SHEET

318 BEACON STREET

PLAN OF LAND IN
SOMERVILLE, MASSACHUSETTS
PREPARED FOR
GFC DEVELOPMENT, INC.

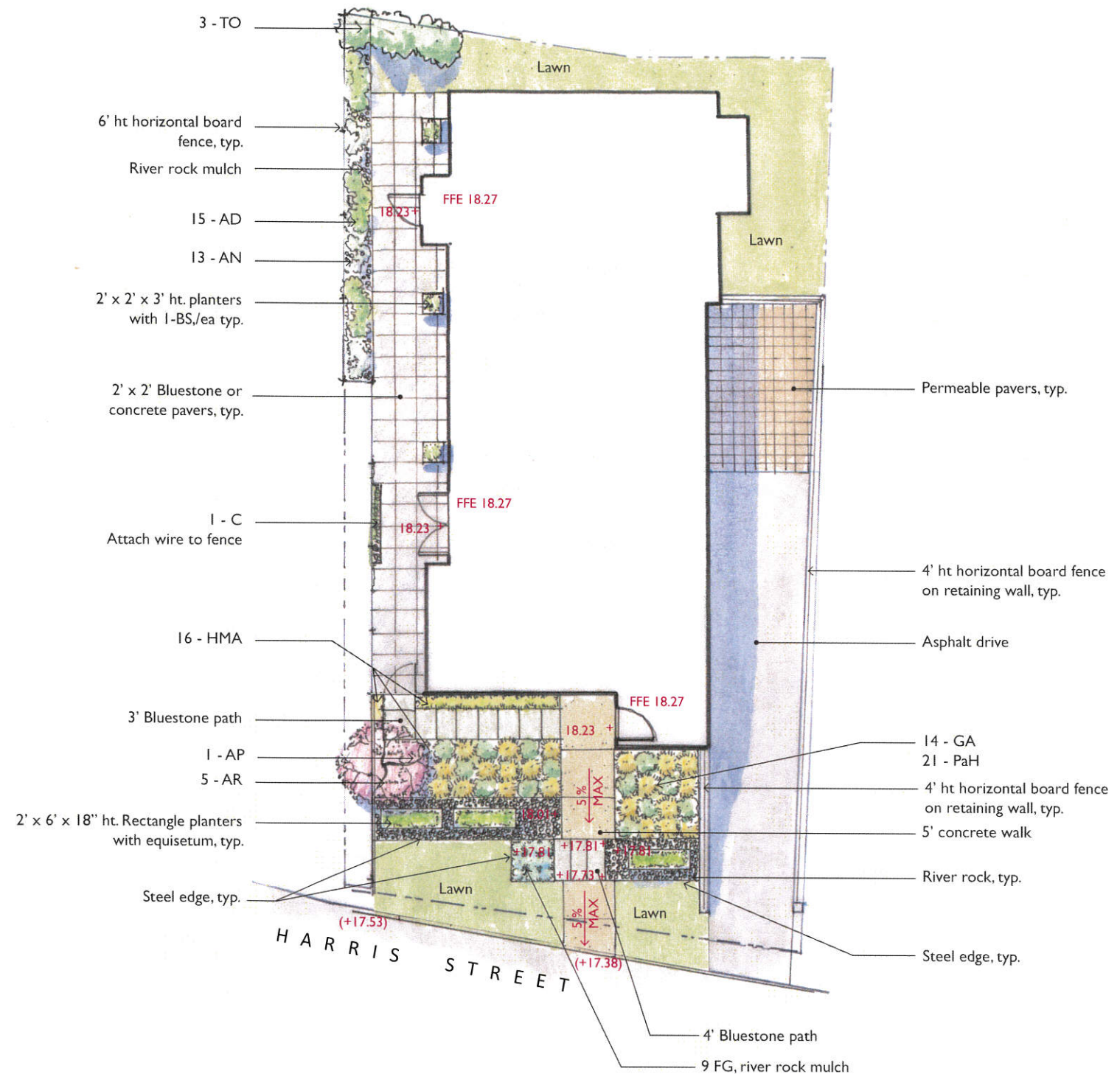
PROJECT NO:
2013-108
DATE: OCT. 10, 2013
SHEET NO.
3 of 3

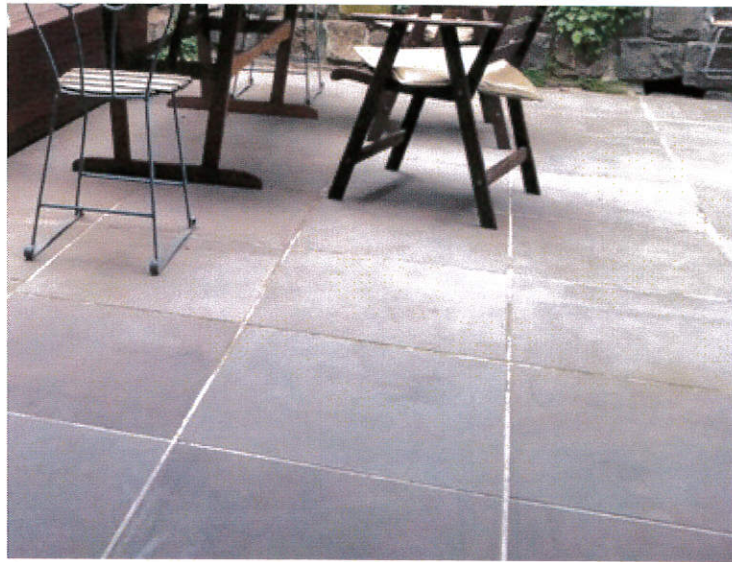
PLANT LIST

KEY	QTY	LATIN NAME	COMMON NAME	SIZE	NOTES
TREES					
AP	1	Acer palmatum 'Bloodgood'	Japanese Maple 'Bloodgood'	2 - 2.5" cal.	B&B
TO	3	Thuja occidentalis 'Emerald'	'Emerald Green' Arborvitae	7-8' ht.	B&B
SHRUBS/VINES					
BS	3	Buxus sempervirens	Globe Boxwood	15-18" ht.	
C	1	Clematis 'Jackmanii'	Clematis	2 gal	
PERENNIALS/GRASSES					
AD	15	Astilbe 'Deutschland'	Astilbe	1 gal	
AN	13	Athyrium niponicum 'Pictum'	Japanese Painted Fern	2 gal	
AR	5	Ajuga reptans 'Burgundy Glow'	Bugleweed	1 gal	
EQ	9	Equisetum hyemale	Horsetail	2 gal	
FG	9	Festuca ovina 'Elijah Blue'	Blue fescue	1 gal	
HMA	16	Hakonechloa macra 'Aureola'	Hakone grass	1 gal	
GL	14	Gaura lindheimeri 'Whirling Butterflies'	Wand Flower	1 gal	
PaH	21	Pennisetum alopecuroides 'Hameln'	Dwarf fountain grass	2 gal	

PLANTING NOTES

- All plant material shall be approved by the Landscape Architect prior to arrival on the site.
- All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock", published by the American Association of Nurserymen, Inc.
- No substitution of plant species will be allowed without the written approval of the Landscape Architect. Any proposed substitutions of plant species shall be a plant of equivalent overall form, height and branching habit, flower, leaf and fruit, color and time of bloom.
- The Contractor shall locate and verify all utility line locations prior to staking and report any conflicts to the Landscape Architect.
- All plants shall be staked out in their approximate location by the Contractor. The Contractor shall adjust the locations of these stakes as required by the Landscape Architect to account for subsurface utilities, other field conditions and to achieve design intent. Final locations must be approved by the Landscape Architect prior to planting.
- No planting shall be installed before acceptance of rough grading of topsoil.
- The rootballs of trees shall be planted 3" above adjacent finished grade. Excavate holes no deeper than the rootball of trees. Holes shall be at least 3" greater in diameter than root ball. Backfill planting hole with 'planting mix'. All plants which settle out of plumb or below finished grade shall be immediately replanted.
- The rootballs of shrubs shall be planted 2" above adjacent finished grade. Excavate holes no deeper than the rootball of shrubs.
- All shrubs, groundcovers and perennials shall be planted in continuous planting beds. All beds shall be excavated 12" and the topsoil and subsoil set aside for reuse. Remove all stone and debris from excavated soil. Backfill beds with 12" of 'planting mix' before planting shrubs, perennials and groundcovers.
- 'Planting Mix' shall consist of 2 parts of topsoil saved from site excavations and 1 part compost. Thoroughly mix to create uniform blended mixture. If insufficient topsoil is available on the site, mix existing soil in a ratio of 1 part soil to 1 part compost. Remove all stones and debris larger than 2" from planting mix.
- All beds as shown on the drawings shall be edged with a 4" trench neatly cut and backfilled with bark mulch. All beds shall be covered with no less than 2" depth settled bark mulch and no greater than 3" depth bark mulch.
- All planting to be done under the full time supervision of a certified arborist, nurseryman or licensed Landscape Architect.
- All plants are to be thoroughly watered after installation, at least twice within the first 24 hours.





Bluestone Paving or concrete pavers



Permeable paver - square



Horizontal board fence



Vine with wire attached to fence



Tall Pots - color options



Rectangular Planter



Equisetum



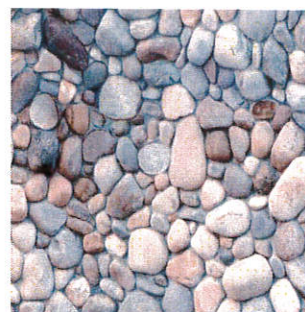
Hakonecloa



Dwarf Fountain Grass



Gaura



River Rock



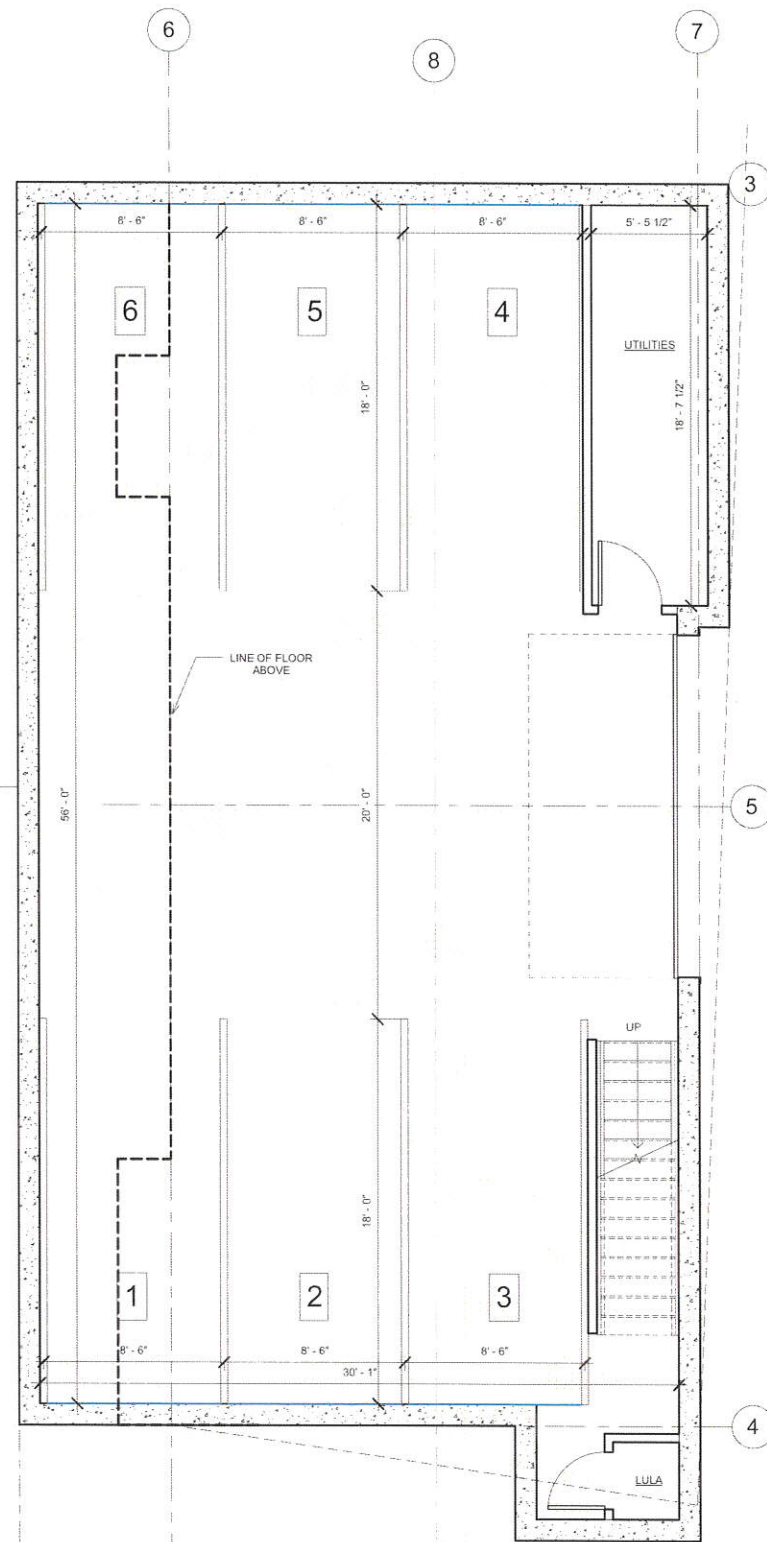
Steel edge



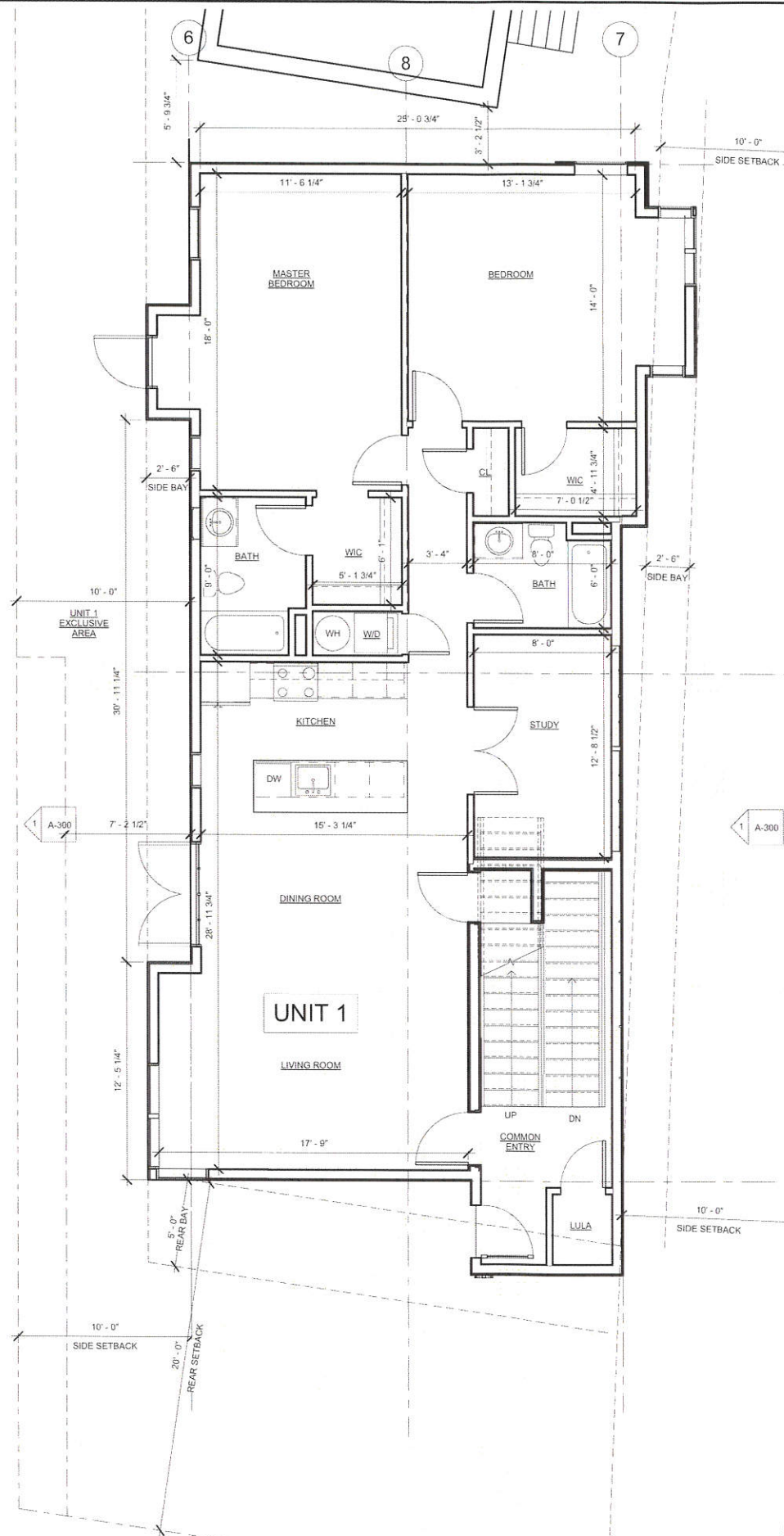
Japanese painted fern



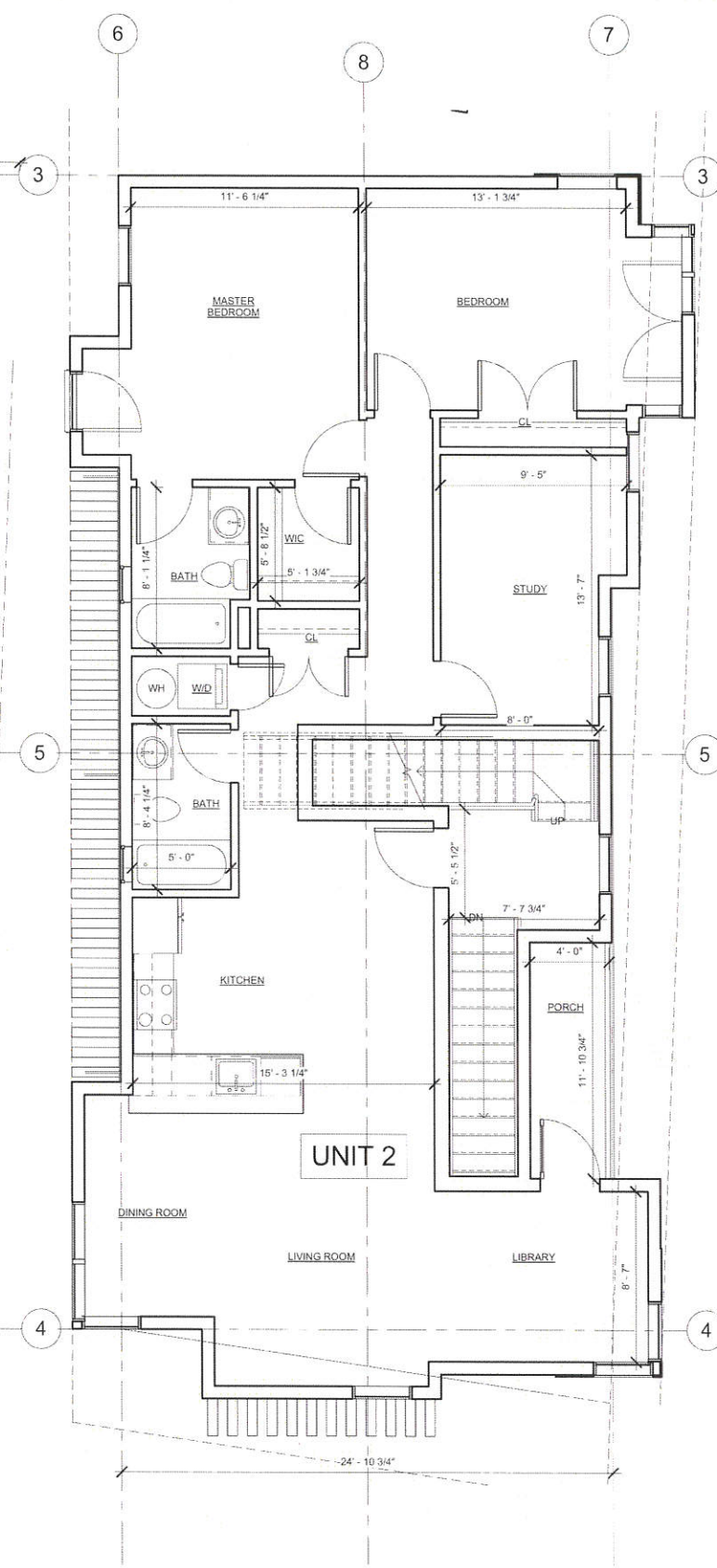
Astilbe



② GARAGE LEVEL
1/4" = 1'-0"



① FIRST FLOOR LEVEL
1/4" = 1'-0"



③ SECOND FLOOR LEVEL
1/4" = 1'-0"

PROJECT NAME

**BEACON
RESIDENCES**

PROJECT ADDRESS

318 BEACON STREET
SOMERVILLE MA

CLIENT

**Beacon Street
Partners LLC**

ARCHITECT

KHALSA DESIGN INC.



17 WALDO STREET SUITE 400
SOMERVILLE, MA 02143

TELEPHONE: 617-591-8682 FAX: 617-591-2086

CONSULTANTS:

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REGISTRATION



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Date 12-17-13
Drawn by MT
Checked by KDI
Scale 1/4" = 1'-0"

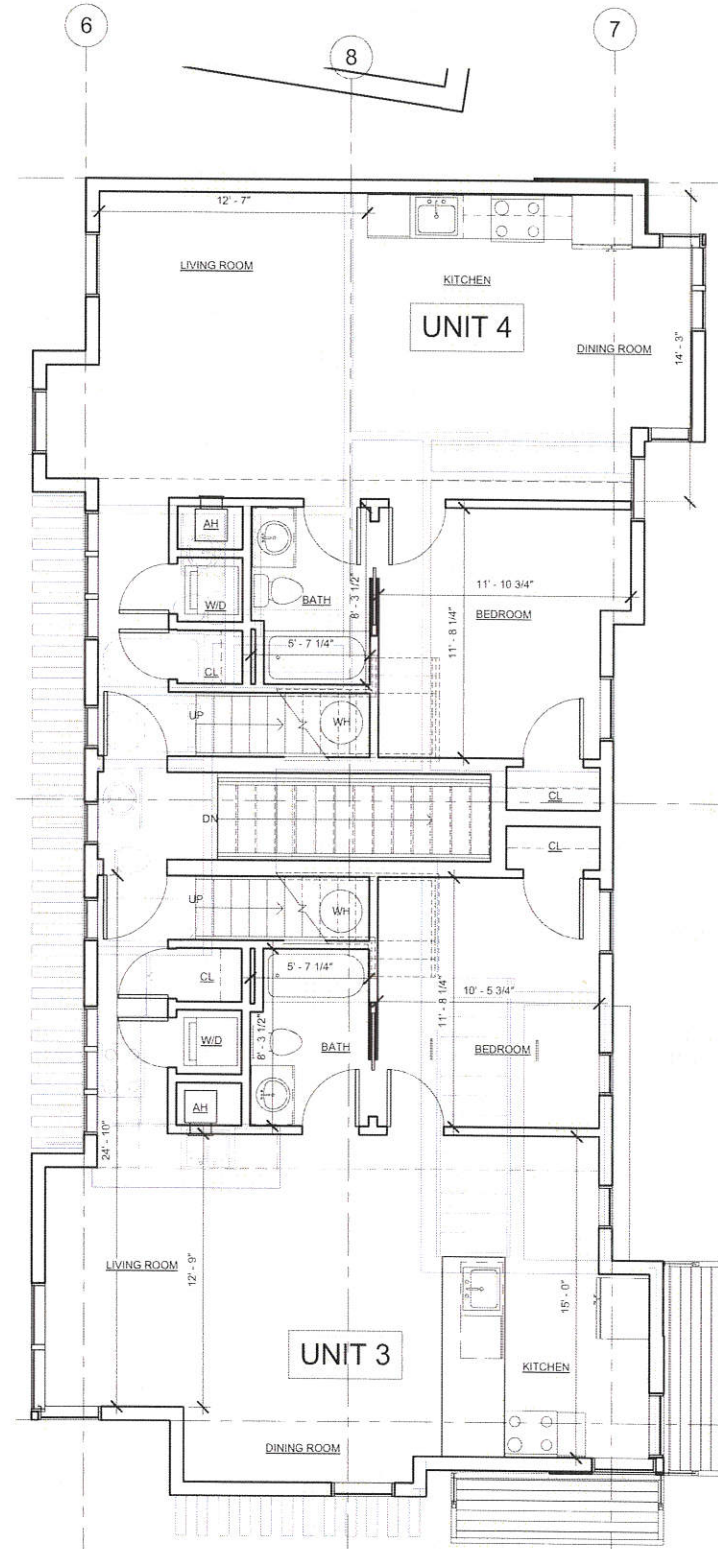
REVISIONS

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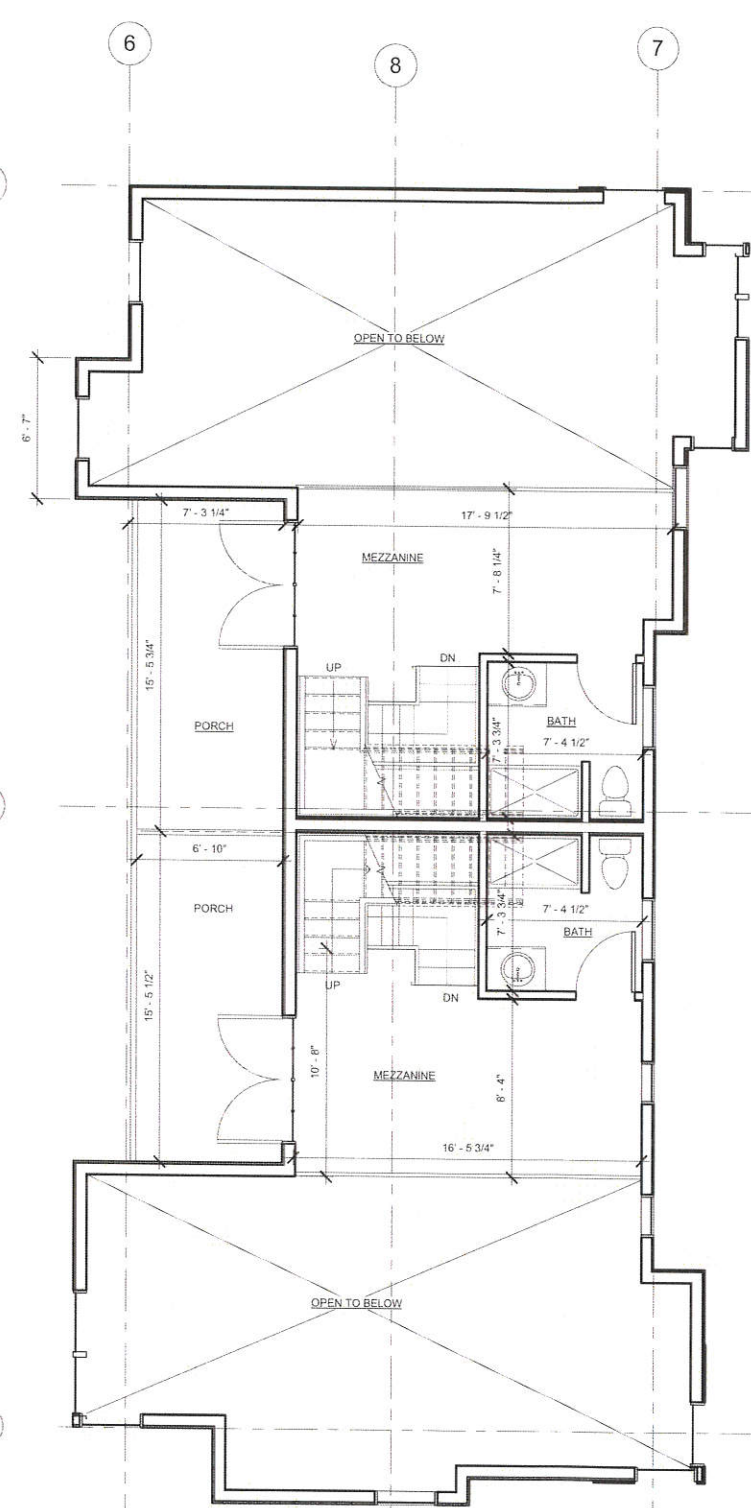
**BSMT, FIRST &
SECOND FLOOR
PLAN**

A-100

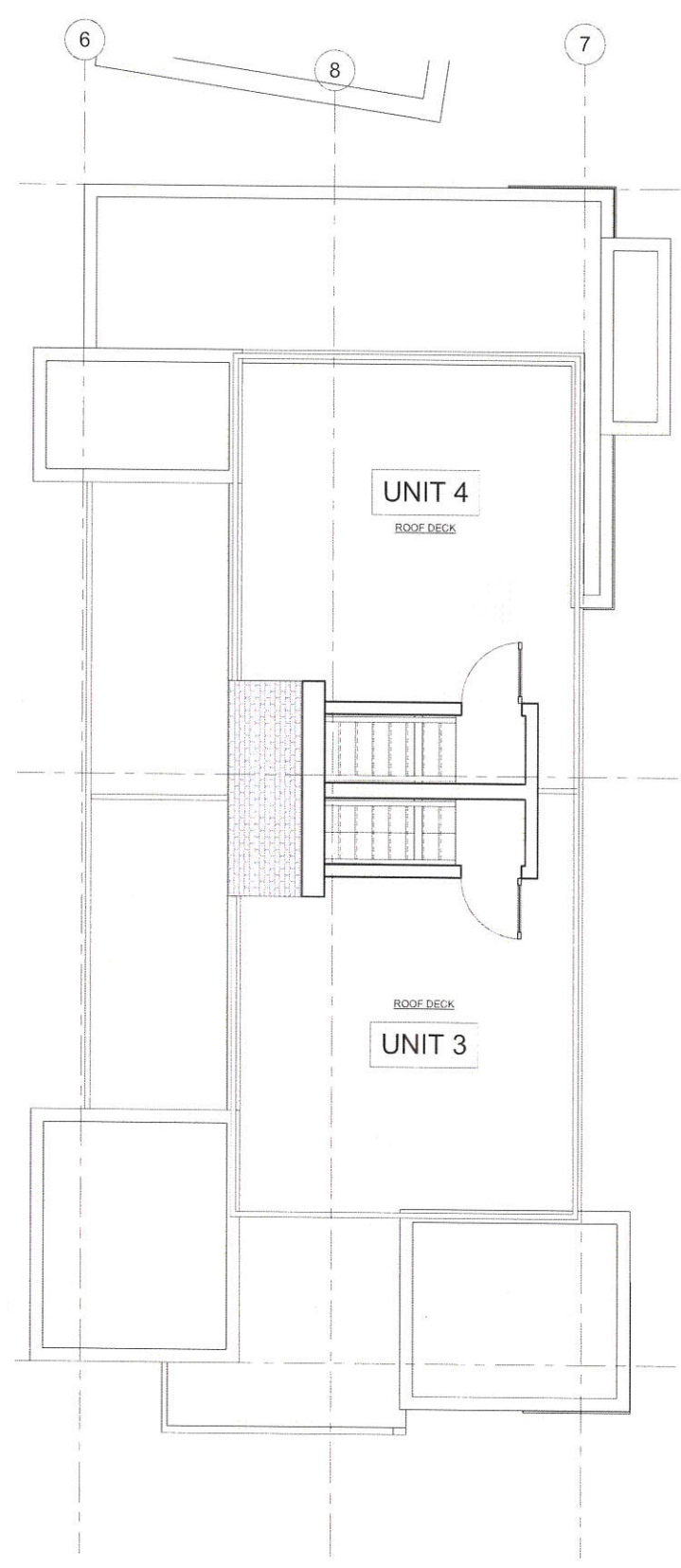
BEACON RESIDENCES



② THIRD FLOOR LEVEL
1/4" = 1'-0"



① MEZZANINE
1/4" = 1'-0"



③ ROOF
1/4" = 1'-0"

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**BEACON
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PROJECT ADDRESS
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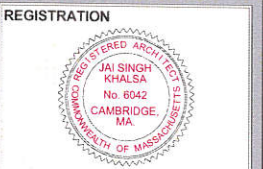
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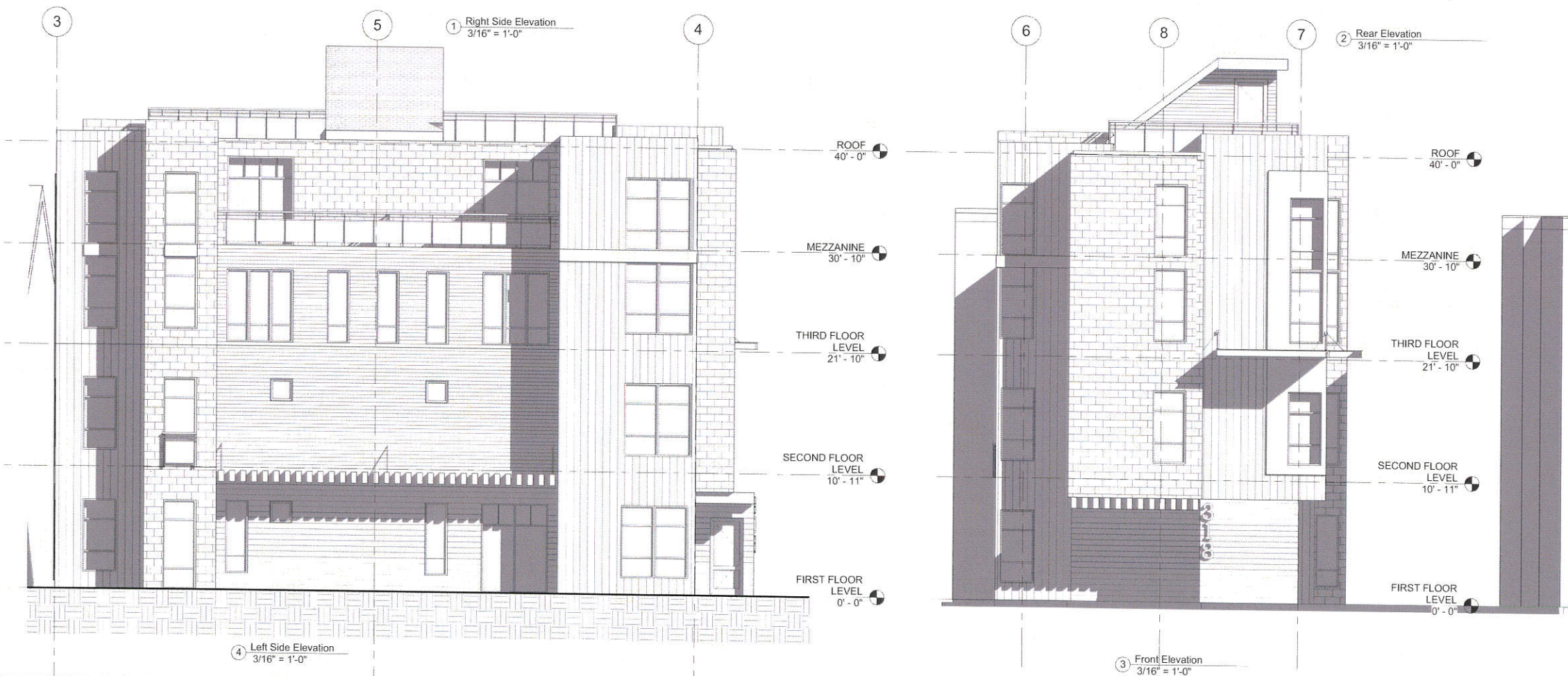
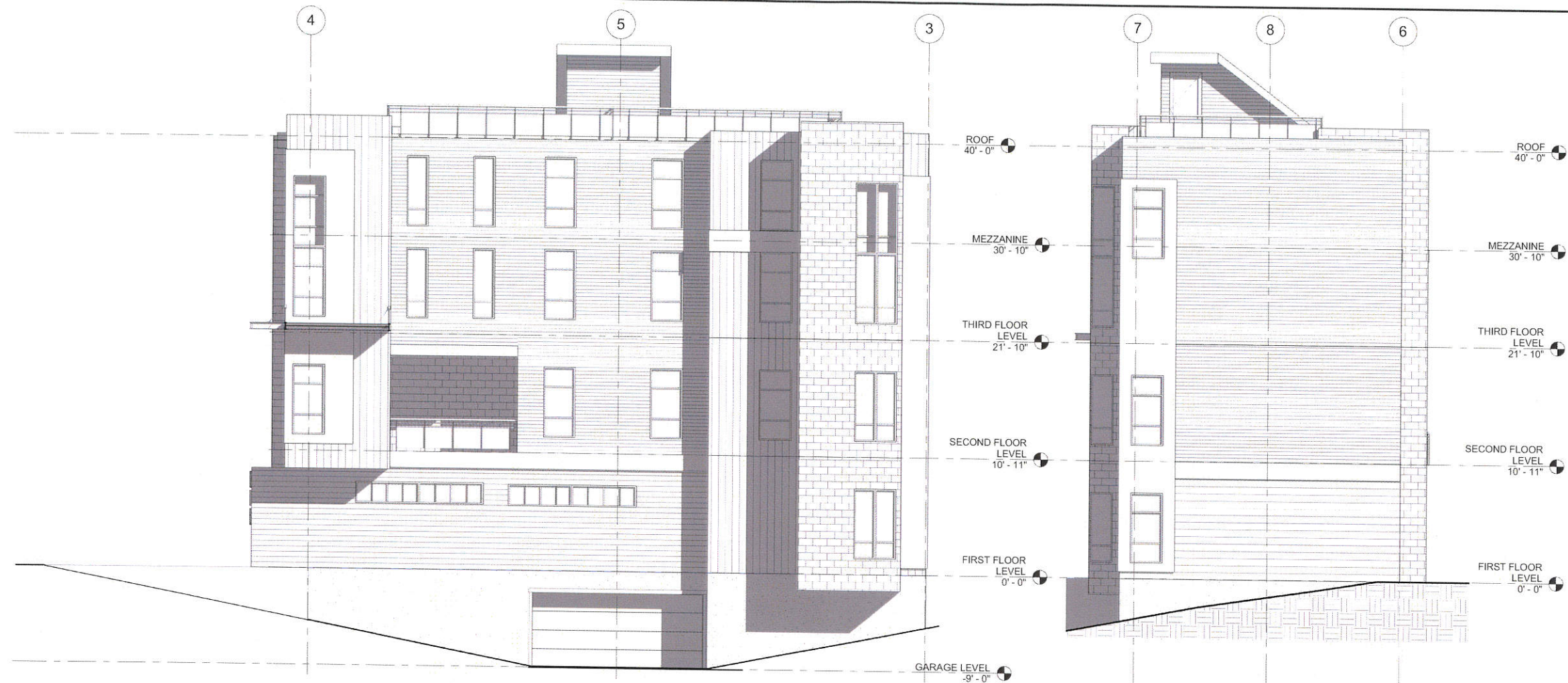
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**SECOND,
MEZZANINE &
ROOF LEVELS**

A-101

BEACON RESIDENCES



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SOMERVILLE MA

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EXTERIOR
ELEVATIONS

A-300

BEACON RESIDENCES



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Drawn by Author
Checked by Checker
Scale

REVISIONS

No.	Description	Date

PERSPECTIVE

A-301

BEACON RESIDENCES



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SOMERVILLE MA

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Partners LLC

ARCHITECT

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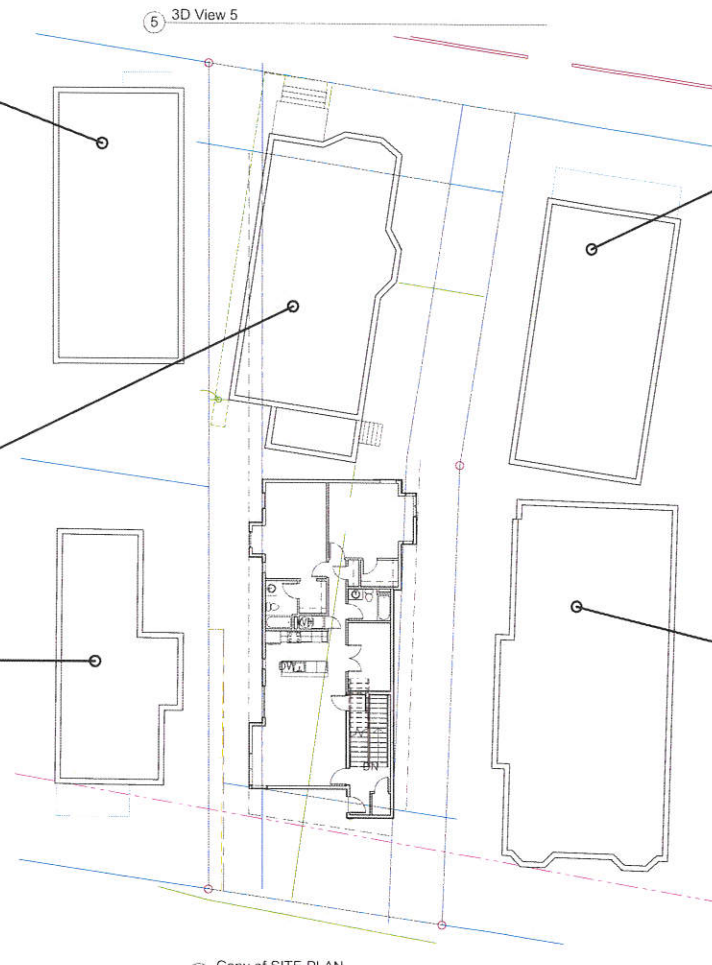
PERSPECTIVE

A-302

BEACON RESIDENCES



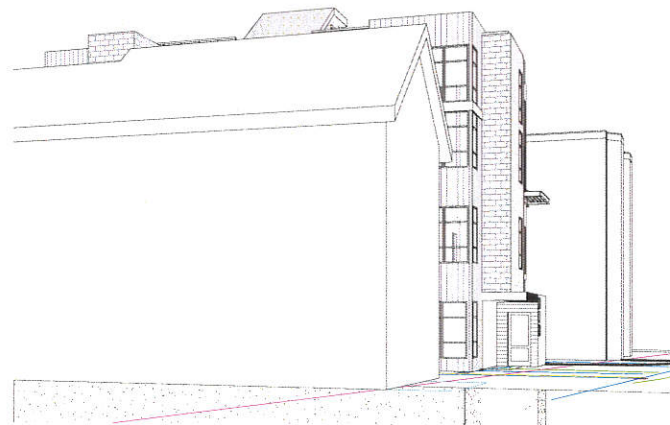
5 3D View 5



3 Copy of SITE PLAN
1/16" = 1'-0"



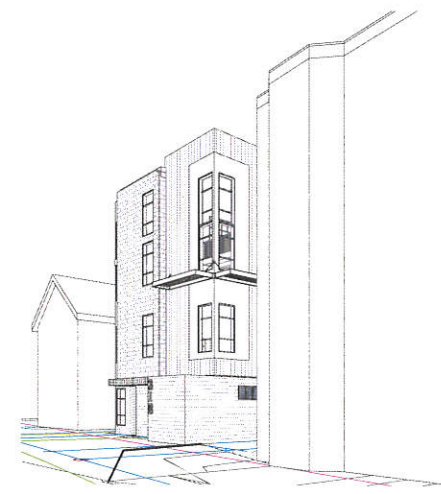
2 3D View 2



1 3D View 1



6 3D View 6



4 3D View 4

PROJECT NAME

BEACON RESIDENCES

PROJECT ADDRESS

318 BEACON STREET
SOMERVILLE MA

CLIENT

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ARCHITECT

KHALSA DESIGN INC.



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REVISIONS

No.	Description	Date

SITE CONTEXT

A-303

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